

## WORKING DRAFT - STILL IN PROGRESS

### King County/City of Seattle Application for EPA Brownfields Cleanup Grant - 2003

#### **I. Cover Letter and Applicant Information**

##### **A. Cover Letter**

Please see attached.

##### **B. Applicant Information**

1. Project Title: Harborview Medical Center Cleanup and Expansion Project.  
2. Grant Type: Cleanup Grant, Hazardous Substance.  
3. Amount Requested: \$200,000.  
4. Name of Applicant: King County Department of Natural Resources and Parks on behalf of the King County/City of Seattle Brownfields Program.

5. Project Contact:

Lucy Auster, Senior Planner  
King County DNRP  
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6. Chief Executive:

Ron Sims, King County Executive  
King County Courthouse  
516 Third Avenue, Room 400  
Seattle, WA 98104  
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7. Location:

King County, Washington.

8. Population:

Jurisdiction: 1,779,300. Target Area: 1,779,300.

9. Special Consideration:

King County and the City of Seattle are a joint EPA Brownfields Showcase Community. In addition, the site is located in the City of Seattle's federally designated Enterprise Community.

#### **II. Threshold Criteria**

##### **A. Applicant Eligibility**

King County is a General Purpose Unit of Local Government and as such is an entity that is eligible to apply for EPA brownfields grants.

##### **B. Community Notification**

King County and the City of Seattle are working in partnership with Harborview Medical Center (HMC) and the University of Washington (U.W.) to clean up this site. King County owns the site and HMC is operated on the site by U.W. King County and HMC notified the community of the preparation and submission of this grant proposal and provided opportunity for public comment in a number of ways. HMC has a Citizen's Advisory Committee (CAC) representing a diverse range of community members, including neighboring landowners, tenants from surrounding public housing projects, representatives of the City of Seattle's 1<sup>st</sup> Hill Neighborhood Planning process and service providers. The committee meets quarterly and has been involved with the project since its inception in 1998. Committee members were notified in

the following ways: (*describe notification process here*). In addition, King County placed an ad in the Seattle Times on Sunday, November 16, 2003 notifying the community of the proposal and soliciting comment on the draft which was posted on Monday, November 24, 2003 to the King County Brownfields Program website at <http://dnr.metrokc.gov/swd/Brownfields/index.htm>.

#### **C. Letter from the State or Tribal Environmental Authority**

A letter from the Washington State Department of Ecology acknowledging that the University of Washington Capital Projects Office (on behalf of King County and HMC) plans to conduct cleanup activities and that King County plans to apply for federal grant funds, is included in this application as Attachment A.

#### **D. Site Eligibility and Property Ownership Eligibility**

The site name is the Ninth and James Building and the address is 925 James Street, Seattle Washington, 98104. Historical records indicate the site was residential from the late 1800's until 1960. In about 1960, the residential dwelling was demolished and a commercial building was constructed at the site. From 1960 to the present, the site has been leased to a variety of commercial enterprises, including laundry mats and dry cleaning, restaurants and a beauty salon. Results from a recent subsurface environmental investigation identified the presence of tetrachloroethylene in soil at levels exceeding cleanup criteria. The site is currently leased to two businesses: the Happy Garden Restaurant and the coin-operated White Town Laundry. No property-specific determination is needed for the site to be eligible. The site does not fall under any of the categories in *Appendix 4, Section 4.2* of the grant guidelines.

Tetrachloroethylene contamination at the site is presumed to have originated from historic dry cleaning operations. However, it is not known when or by whom such operations were last conducted, and there is no specific record of how cleaning operations were performed. The most recent tenant operates a coin-operated laundry mat, with no dry cleaning services. The previous tenant offered dry cleaning services, but actual dry cleaning was performed at an offsite location by a separate business.

Prior to acquisition by King County, a Phase II subsurface investigation was conducted at the site by consultants Shannon & Wilson, Inc. under contract to the University of Washington Capital Projects Office. The investigation included collecting and testing soil and/or groundwater samples at 11 locations, including four geoprobe borings and seven drilled borings. Groundwater monitoring wells were installed in four of the seven drilled borings.

Results of the subsurface investigation identified detectable levels of tetrachloroethylene in soil samples from one or more depth intervals at six of the seven boring locations, and to a depth of 60 feet. Of these, the concentrations detected in samples from two depth intervals at one of the drilled boring locations (B-2) exceeded the state *Model Toxics Control Act* (MTCA) Method A Cleanup Level of 0.05 mg/Kg for tetrachloroethylene. These included a sample from the depth interval of 6.0 to 6.5 feet (27 mg/Kg), and another collected from a depth interval of 10 to 11.5 feet of 0.15 mg/Kg.

Tetrachloroethylene was also detected in seasonally perched groundwater at the four locations sampled using a geoprobe sampling device. Concentrations in these samples ranged from 25 µg/L to 1,500 µg/L, all above the MTCA Method A Cleanup level for tetrachloroethylene in groundwater of 5 µg/L. However, the groundwater sampled using the geoprobe sampling device appears to be seasonal or transitional in occurrence. Following the geoprobe sampling, four monitoring wells (B-1, B-2, B-2A, and B-5) were installed at the site. Of the four wells, recoverable groundwater was only present in well B-5. Tetrachloroethylene was detected in a sample from well B-5 at a concentration of 0.55 µg/L, which is below the MTCA cleanup level for groundwater.

Subsurface investigation work completed to-date has been limited to the site's parking area and sidewalks that can be accessed with drilling equipment. No sampling has been conducted beneath the footprint of the building. Additional subsurface investigations are planned to further characterize the extent of contamination in the near future, and building demolition and cleanup efforts are expected to begin in the fall of 2004.

A Phase 1 site assessment was completed for the site and surrounding properties by consultants Shannon & Wilson in June 2002. A follow up Phase II site assessment, which included the geoprobe and soil borings referenced above, was completed in October 2002. An additional assessment phase is planned to investigate the extent of contamination beneath the building footprint following demolition. The cost of this final assessment phase is estimated at \$42,000, and will be funded through the \$193 million voter approved Harborview Bond Project. The work is scheduled to begin December 1, 2003 and be completed (final report), March 1, 2004.

There currently are no federal, state, or local environmental enforcement actions or orders issued regarding the site. Following acquisition by King County, contamination at the site was reported to the Washington State Department of Ecology (Ecology), along with notification of intent to enter Ecology's Voluntary Cleanup Program. (VCP) Ecology issued Environmental Tracking System (ERTS) number 537280 for the 925 James Street site.

The site was purchased fee simple by King County in September 2003 and all disposal of hazardous substances occurred prior to acquisition of the site by King County. Prior to acquisition, the County performed all appropriate inquiry in the following manner. A Phase I environmental site assessment was performed in accordance with ASTM Standard E 1527 2000 by consultants Shannon & Wilson. As results from the Phase I site assessment indicated a dry cleaning business once operated at the site, a follow-up Phase II environmental site assessment was conducted in the fall of 2002.

King County is not responsible for any of the environmental concerns at the site. King County is not potentially liable, or affiliated with any other person who is potentially liable for contamination at the site. And King County has no direct or indirect familial relationship or any contractual, corporate, or financial relationships with entity(s) potentially liable for cleanup of the site. There are currently no hazardous substances on the property other than the subsurface contamination (soil/groundwater) described above. Cleanup of subsurface contamination is expected to begin in the fall of 2004.

### **E. Cleanup Authority and Oversight Structure**

Site cleanup will be performed under Ecology's VCP and in accordance with the State's MTCA (Chapter 173-340 Washington Administrative Code). Actual cleanup work will be performed by a qualified contractor selected through a competitive procurement process by the University of Washington Capital Projects Office (UWCPO). Prior to initiating cleanup work, a site cleanup plan will be prepared by environmental consultants Shannon & Wilson (a firm with extensive expertise in the planning and oversight of environmental cleanups in the region).

Shannon & Wilson were selected by the UWCPO through a competitive procurement process. UWCPO has reviewed the procurement requirements of 40 CFR 31.36 for this proposal and found that the procedures and language contained in their procurement documents meet these requirements. The UWCPO has a long history of managing projects co-funded by federal grants, such as that use for the recent University of Washington Bio-Engineering Building.

Results of the Phase II subsurface investigation do not indicate adjacent sites will need to be accessed to perform cleanup, confirmation sampling or monitoring for offsite impacts. With the exception of truck traffic, cleanup work will be confined to the city block of Ninth and James Streets. King County owns all of the parcels within this block, all of which will be redeveloped as part of the Harborview Project. Truck traffic will be managed in accordance with provisions of a street use permit to be issued by the City of Seattle Department of Construction and Land Use.

### **F. Cost Share**

The estimated total cost to cleanup the site is \$1.13 million. Subtracting the \$200,000 Brownfields Cleanup Grant yields a balance of \$930,000 which will be paid for with proceeds from the \$193 million voter-approved Harborview Bond Project fund. The \$930,000 exceeds the 20% (\$40,000) cost share requirement by \$890,000.

## **II. Ranking Criteria**

### **A. Cleanup Grant Budget**

	<b>Project Tasks</b>		
<b>Budget Categories</b> (programmatic costs only)	<u>Task 1<sup>1</sup></u> Site Cleanup	<u>Task 2<sup>2</sup></u> Community Involvement	<u>Total</u>
Personnel			
Fringe Benefits			
Travel			
Equipment			

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<sup>1</sup> Site cleanup will consist of excavating contaminated soil and transporting it offsite to appropriately permitted treatment and/or disposal facilities. Excavated soil will be placed in covered containers for truck transport to a hazardous waste treatment facility or a municipal landfill, depending upon the pre-designated level of contamination. During construction, all runoff and/or groundwater will be collected, tested, treated and disposed of in accordance with state and federal water quality and waste discharge requirements.

<sup>2</sup> *(Describe what Community Involvement will consist of here.)*

Supplies			
Contractual	\$198,000		\$198,000
Other (specify)		\$2,000	\$2,000
<b>Total</b>			<b>\$200,000</b>
<b>Cost Share</b>			<b>\$40,000</b>

## **B. Community Need**

The target community for the project is the Harborview out-patient population. In 2002, the total out-patient population consisted of 461,699 patients, 59% of whom were indigent-self pay<sup>3</sup>, indigent-Medicaid<sup>4</sup> and/or non-English speaking poor<sup>5</sup> (source of data: *2002 Harborview Medical Center Report to the Community*). HMC gives priority care to special populations, including indigents without third-party coverage; victims of domestic violence and sexual assault; mentally ill patients, particularly those treated involuntarily; non-English speaking poor; persons with sexually transmitted diseases, including HIV/Aids; and substance abusers. These are typical of the types of patients that will be served at the new facility.

In addition, the neighborhood in which the site is located (federal Census Tract 85) is in the City of Seattle's federally designated Enterprise Community and has significantly high levels of poverty, unemployment and other risk factors as compared to Seattle as a whole. Demographic information for this neighborhood is presented below. The source of the data is the *Profile of General Demographic, Social, and Economic Characteristics: 2000*, published by (**identify publisher of report here**).

<b>RISK FACTORS</b>	<b>Census Tract 85</b>	<b>City of Seattle</b>
Total Population	6,025	563,374
Families with children living below poverty	30.5%	11.1%
Persons 16 years and over who are not in the labor force	74%	29.9%
Households with income less than \$10,000	31.8%	8.9%
Households with income \$10,000 to \$14,000	12.6%	5.6%
Households with income between \$15,000-\$24,999	22.1%	11.2%
Households that speak English less than "very well"	19.1%	9.3%
Educational Attainment: less than 9 <sup>th</sup> grade	9.2%	4.3%
Educational Attainment; 9 <sup>th</sup> to 12 <sup>th</sup> but no diploma	30.9%	6.2%
Grandparents living with families and responsible for grandchildren	78.1%	32.5%
Population 21-64 with disability	33.8%	15.1%

<sup>3</sup> Patients whose family is at or below 200% of the federal poverty level.

<sup>4</sup> Patients whose family is at or below the federal poverty level.

<sup>5</sup> Ibid.

The targeted community will benefit from the grant by having access to the services to be offered in the new facility. Nearly 70% of Harborview patients are covered by Medicaid, other government programs or are uninsured. These and other needy populations will be served by the clinics and other services to be housed in the new facility.

The services to be offered at the new facility include the Madison Clinic, which provides medical care and social services for men and women with HIV/AIDS; the Teen and Young Adult Clinic, which provides similar services to young adults with HIV/AIDS; the Northwest Family Center, which provides comprehensive, family-centered, and culturally sensitive services for HIV-infected women, children, adolescents and their families; the Sexually Transmitted Disease (STD) Clinic, which (*serves abc clients with xyz services*); the King County Superior Involuntary Treatment Act Court, which serves those in King County with the most serious forms of mental illness; the King County Medical Examiner, which investigates all deaths in King County that were suspicious or violent; and clinical research laboratories dedicated to improvements in public health.

The impact of brownfields on King County is widespread. As of October 31, 2003, there were 772 sites in King County listed on Ecology's "Confirmed and Suspected Contaminated Sites Report". Not all of these are brownfield sites, as many are not abandoned, idled or underutilized, but many offer the potential for redevelopment. While these and other, unreported sites are located throughout the County, the majority is concentrated in the County's Urban and Manufacturing and Industrial Centers (MICs). Sites are generally small in size, typically one- to three-acres, and many are situated in close proximity to residential neighborhoods, including South Park, Georgetown, Allentown, Ballard and Interbay.

Economic impacts are felt in the Urban Centers and the MICs, as properties lie idle or underutilized. For instance, in the Seattle portion of the Duwamish MIC, two-thirds of the jobs are in manufacturing, wholesale, transportation and other industries that typically pay family-wages and are accessible to residents with less than a four-year college degree. Redevelopment of brownfields in the MICs would likely result in the creation of additional family-wage jobs. Cleanup and redevelopment of the HMC site will result in the creation of an estimated 220 construction, and 40 permanent jobs.

The environmental impacts of brownfields in King County are also significant. For example, eighty years of intense industrial use in the Duwamish MIC has had a substantial impact, with contamination resulting from discharges, spills, dust and dredging. Contamination is especially hazardous in the Duwamish because pollutants move via groundwater and surface water runoff, reaching the Duwamish River and Elliott Bay and entering the food chain through fish and other wildlife. The neighborhood surrounding the HMC site is predominately low-income and minority and the close proximity of these populations to the site makes them particularly vulnerable to contamination. Accelerating the cleanup and redevelopment of the HMC site and of brownfields in county in general will hasten the removal of contaminants that over time could threaten the health of nearby residents.

### **C. Sustainable Reuse of Brownfields/Development Potential**

Our sustainable strategy for the site is multi-faceted. First, reuse of the site will enhance our community's social well being by providing critical health services to a needy population, as described above. It will also enhance the community's social well being by incorporating into the project a number of public benefits designed to improve the quality of life for both patients and neighborhood residents. These public benefits were identified through an extensive public involvement process and include: enhanced safety with visibility and pedestrian lighting; expanded sidewalks and public spaces; additional building setbacks; 2,000 square feet of new retail space, providing new jobs and services wanted by the community, and increased safety through extended hours of street level activity; landscaping, including street trees, planting strips and traffic buffers; improved vehicle traffic flow with wider and additional driving lanes; curb-bulbs on adjacent property to divert traffic from residential streets; enhanced public transportation with bus pull-out; integration of art into the project; pedestrian amenities, such as benches and weather protection; pedestrian oriented design details; enhanced access to a public view park; and improved signage and neighborhood way-finding.

Second, the reuse of the site will enhance our community's economic well being by providing new jobs and tax revenues. The project will create an estimated 220 temporary construction jobs and 40 permanent retail jobs on the site. In addition, the building will include 2,000 square feet of new retail space, which will generate new property and sales tax revenues for the State and the County.

And third, reuse of the site will enhance our community's environmental well being by removing all of the tetrachloroethylene contaminated soil from the site. Removal of the contaminated soil will prevent migration of tetrachloroethylene to air where it can be breathed by humans, and into underlying groundwater where it could contaminated aquifers and eventually reach Puget Sound.

The new building for the site has been designed to include a number of sustainable design elements, including the following. 1) a building exterior designed to minimize energy usage through alternative materials, window location and shading; 2) a high efficiency HVAC system; 3) erosion control measures in place during construction; 4) energy performance and indoor air quality above accepted industry (ASHRE) standards: reduction in levels of chlorinated fluorocarbons (CFC) in the heating and cooling systems; equipment to protect against ozone depletion; recyclables collection and storage; and a number of stormwater management practices, including controlling the rate and reducing the amount of stormwater runoff by 50%, through grey water collection and other means, on site- treatment and water efficient landscaping.

As mentioned above, the project will create an estimated 220 temporary construction jobs and 40 permanent retail jobs on the site. In addition, the building will include 2,000 square feet of new retail space, which will generate new property and sales tax revenues for the State and County.

The Brownfields Program works to prevent the creation of future brownfields by providing assessment and cleanup assistance, thereby encouraging the reuse of in-city land and discouraging development on uncontaminated "greenfield" properties. In addition, the Brownfields Program's Environmental Extension Service works with local businesses to

implement pollution prevention practices that reduce the use of hazardous substances; thereby helping to keep existing properties from becoming future brownfields.

In 1990, Washington State passed a comprehensive Growth Management Act (GMA) to address the impacts on communities of uncoordinated and unplanned growth. Key goals of the GMA include encouraging development in urban areas, reducing sprawl and protecting the environment. In response to GMA, King County developed a set of Countywide Planning Policies to guide the creation of county and city comprehensive plans. The King County/Seattle Brownfields Program was created to help implement these growth management policies by providing incentives to help concentrate growth in the urban centers and cleanup the natural environment.

Specifically, Policy U-204 in the Urban Land Use Chapter of the King County Comprehensive Plan states that *“King County should encourage most population and employment growth to locate in the contiguous Urban Growth Area in western King County, especially in cities and their Potential Annexation Areas.”* The Brownfields program supports this policy by promoting the reuse of contaminated land within the County’s Urban Centers. In addition, Policy U-616 in the Urban Land Use Chapter calls for *“King County to create and fund a process to clean up and reclaim polluted industrial areas.”* The Brownfields Program helps implement this policy by assisting businesses, nonprofit organizations and municipalities to assess, clean up and redevelop brownfield sites. By implementing these, and other, Comp Plan policies (including those found in the Economic Development Chapter) our Brownfields Program fits directly into our community’s master plan, economic development plan/activities, other relevant plans and our ongoing efforts to redevelop brownfields?

The proposed reuse of the Ninth and James site also fits directly into our community’s master plans and our efforts to prevent the creation of future brownfields. Policy FH-G2 of the First Hill sub-section of the Neighborhood Planning Element of the City of Seattle’s Comprehensive Plan envisions the First Hill neighborhood as: *“An active, pedestrian-friendly Urban Center Village that integrates residential, commercial and institutional uses, and maintains strong connections to the surrounding neighborhoods and the Urban Center.”*

The new facility to be developed on the Ninth and James Street site meets many of these objectives, by 1) integrating commercial uses (2000 square feet of new, ground floor retail) into HMC’s institutional use; 2) by including many pedestrian-friendly design features such as pedestrian lighting; expanded sidewalks and public spaces; additional building setbacks; 2,000 square feet of new retail space, street trees, planting strips, traffic buffers, benches, weather protection; and 3) by providing enhanced access to a public view park and improved signage and neighborhood way-finding to maintain a strong connection to the surrounding neighborhood.

In addition, in planning the project, HMC prepared a Major Institution Master Plan (MIMP) in accordance with the City of Seattle’s Major Institutions Policies and Land Use Code. The MIMP was developed with extensive public participation, reviewed by the City of Seattle Department of Construction and Land Use and approved by the Seattle City Council. And redevelopment of this site fits into the goals of the Brownfields Program, which are to cleanup contaminated land, promote redevelopment in the County’s Urban Centers and create new jobs.



**D. Creation and/or Preservation of Greenspace/Open Space or Other Nonprofit Purposes**  
*(This section is being drafted.)*

**E. Reuse of Existing Infrastructure**  
*(This section is being drafted.)*

**F. Community Involvement**

The primary mechanism for involving the local community in cleanup decisions and reuse planning is HMC's Community Advisory Council (CAC). The CAC has been involved in the conceptualization and planning for this project since its inception, and will continue to be involved in cleanup and redevelopment planning. Specifically, 1) HMC and the County will take the draft cleanup plan to a CAC meeting for feedback and comments; 2) the CAC will continue to monitor the project as it moves through cleanup and construction, including impacts to the neighborhood such as traffic and noise levels; and 3) the CAC will continue to be asked for their comments on schematic design at key milestones.

In addition, in 2001, the CAC and other stakeholders (including 1<sup>st</sup> Hill residents, ex-patients, social service agencies, King County and the City of Seattle) were involved in a community charette process that outlined the community benefits to result from the project. These included increased open space; enhanced pedestrian lighting; additional building setbacks; landscaping; pedestrian oriented design details (such as benches and weather protection); and active street level uses, such as retail space. All of these components have been included in the design of the Ninth and James Building. The CAC and the Seattle Design Commission will continue to monitor the development of this project to ensure that these benefits are included.

King County and the City of Seattle's efforts to develop partnerships to ensure appropriate and sustainable cleanup and redevelopment of brownfields Countywide are many. First, we have partnered with the Washington State Departments of Community, Trade and Economic Development (CTED) and Ecology to create a Washington State Coalition Brownfields Cleanup Revolving Loan Fund (BCRLF) program. The program is set up in such a way that the local community identifies a loan project, forwards a loan application to CTED and Ecology who serve as the Fund and Site Managers, respectively, to ensure appropriate and sustainable cleanup. Second, King County and Seattle also partner very closely with the Environmental Coalition of South Seattle (ECOSS), a business- and community-supported nonprofit organization, to provide free technical assistance in brownfields assessment and cleanup to local businesses, nonprofit organizations and municipalities in King County. Over the last four years, this successful partnership has resulted in 51 assessments, covering 253 acres and leveraging \$2,540,000 in private sector investments in assessment and cleanup and redevelopment.

And third, a number of additional partnerships have been developed specifically for the Ninth and James Building project. As mentioned above, the CAC has been involved with the project since 1998, and has been instrumental in ensuring that the project meets the needs of the community. Additional community stakeholders beyond the CAC, including neighborhood residents, businesses and landowners; ex-patients; community organizations; and King County and City of Seattle staff have also been involved through the charette and other forums. The

CAC also reflects a partnership with the City of Seattle, as the members are approved by the City Council. Finally, HMC is partnering with Ecology by entering the site into the VCP.

King County and HMC will communicate the progress of our project in a number of ways. 1) HMC will continue to have quarterly meetings with the CAC to review the progress of the project, and will continue its outreach presentations to Jefferson Terrace and Yesler Terrace (two public housing projects that are adjacent to HMC) as new issues arise. These presentations are done at Neighborhood House (a local social service agency) and are simultaneously translated into Spanish and Southeast Asian languages. 2) HMC will also maintain a web-site that will keep the community up-to-date with the soils clean-up and project development and will partner with King County to post issues of concern on the Solid Waste Division web-site. 3) Monthly reports will continue to be distributed to the HMC Board of Trustees, the King County Council and King County Executive Departments, as appropriate, and will be available electronically from the Executive's Office. 4) HMC will develop a newsletter that will be distributed at least quarterly to the neighbors that outlines the development of the project. 5) The project will continue to be a subject in HMC's annual report which is distributed to King County Departments, the King County Council, the Mayor of Seattle, the Seattle City Council and all of the suburban cities within King County. And 6) HMC has access to interpreters who can assist with any questions that arise (HMC provides over 33,000 interpreted visits to non-English speaking clients per year).

Tables listing community-based organizations involved in the project and contact persons are provided below.

***Members of the Harborview Medical Center Community Advisory Committee (CAC) (also known as the Standing Committee):***

<b>Organization</b>	<b>Contact Person</b>	<b>Phone</b>	<b>Activities/Representation</b>
Yesler Terrace Community Council	Kristin O'Donnell	(206) 622-4858	Community council that represents the interests and concerns of the tenants living in Yesler Terrace, a public housing community neighboring Harborview.
St. James Cathedral	Larry Brouse	(206) 382-4280	Cathedral Church for the Archdiocese of Seattle which is actively engaged in numerous worship, educational and outreach ministries in the area.
Seattle Housing Authority (SHA)	Ellen Kissman	(206) 615-3560	SHA manages public housing in Seattle. Jefferson Terrace and Yesler Terrace are both SHA housing projects that neighbor Harborview.
Childhaven	Mike Greenen	(206) 624-6477	Childhaven provides

		ext. 17	counseling and support services to children and their families who have experienced trauma and abuse.
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***Representatives from the local community:***

<b>Organization</b>	<b>Contact Person</b>	<b>Phone</b>	<b>Activities/Representation</b>
Cultural Arts Public Development Authority	Cath Brunner	(206) 296-8680	Responsible for the integration of art in the development of the project.
1 <sup>st</sup> Hill Improvement Association	Jerome Pederson	(206) 296-5830	Was instrumental in developing the 1 <sup>st</sup> Hill Neighborhood Plan.
Cottage School	Karen Bovee	(206) 521-0575	Provides child care services in the community.

**G. Reduction of Threats to Human Health and the Environment**

Grant funds will be used for site cleanup work which will directly facilitate the reduction of threats to human health and the environment by removing tetrachloroethylene contaminated soil from the site. Removal of contaminated soil will prevent migration of tetrachloroethylene to air where it can be breathed by humans, and into underlying groundwater. According to the *Agency for Toxic Substances and Disease Registry* (ATSDR), high concentrations of tetrachloroethylene can cause dizziness, headache, sleepiness, confusion, nausea, difficulty in speaking and walking, unconsciousness and death to humans. Skin irritation can result from repeated or extended contact. While health effects for breathing air and drinking water with low levels of tetrachloroethylene are not known, the U.S. Department of Health and Human Services (DHHS) has determined that tetrachloroethylene may reasonably be anticipated to be a carcinogen. Tetrachloroethylene has been shown to cause liver tumors in mice and kidney tumors in male rats.

King County and the University of Washington Capital Projects Office will work closely with Ecology in planning and conducting site cleanup work to ensure public health issues are addressed. This will begin with the preparation and submittal of a draft *Site Cleanup Plan* to Ecology for review and comment under Ecology's VCP. In addition to the *Site Cleanup Plan*, a site specific *Health and Safety Plan* will be prepared in accordance with state law under Chapter 296-62 Washington Administrative Code, Part P: *Hazardous Waste Operations and Treatment, Storage, and Disposal Facilities*. This plan will detail site control, worker safety, and monitoring procedures to be followed during cleanup work to insure site workers and the public are not exposed to hazardous substances. Some of the specific measures to insure worker and public safety during cleanup work will include fencing to control site ingress/egress, air quality monitoring for dust and volatile chemicals, personal protective equipment for workers, decontamination facilities for personnel and equipment, special training, routine safety meetings and worker medical monitoring.

Cleanup plans for the Ninth and James Street site are currently being prepared by consultant firm Shannon & Wilson. In general, cleanup will consist of excavating contaminated soil and transporting it offsite to appropriately permitted treatment and/or disposal facilities. Onsite remediation is not an option because of the hazardous waste classification of tetrachloroethylene contaminated soil, and the need to excavate and remove soil from the site to accommodate subsurface building foundations during redevelopment.

Soil contaminated with tetrachloroethylene from dry cleaning operations is classified as a hazardous waste under state and federal regulations. At concentrations exceeding 14 parts per million (ppm), tetrachloroethylene contaminated soil must be transported to a treatment and disposal facility permitted to accept hazardous waste. With appropriate state approval, soil containing less than 14 ppm tetrachloroethylene can be designated a “contained out” waste and disposed of at a lower cost in an appropriately permitted Class D municipal solid waste landfill, providing the soil meets additional waste characteristics. Soil with no detectable tetrachloroethylene or other contaminants may be transported offsite and re-used as fill.

Prior to initiating cleanup, a final phase of site assessment sampling will be conducted for the purpose of pre-designating soil quality in place. Samples will be collected from soil borings to be drilled at multiple locations across the site in a grid pattern. At each boring location, samples will be collected from multiple depth intervals to determine the vertical extent of contamination. Each location will be surveyed to determine horizontal control and vertical elevation. Sample locations, results and depths will then be plotted on base maps, which will be used to identify and delineate contaminated areas for excavation, both in plan view and cross section. Information from the base maps will be field-staked by a survey crew to guide excavation work. Excavation will proceed in square- or rectangular-shaped lifts across the site, and follow-up survey measurements made to verify progress. Excavated soil will be placed in covered containers for truck transport to a hazardous waste treatment facility or a municipal landfill, depending upon the pre-designated level of contamination.

Surface water and/or groundwater are expected to accumulate within the site as excavation work proceeds. As the site is relatively flat, drainage is expected to be contained within the property. All runoff and/or groundwater will be collected, tested, treated and disposed of in accordance with state and federal water quality and waste discharge requirements. Where necessary, temporary portable tanks will be used to store collected water prior to testing, treatment and discharge. More specific information detailing water handling will be presented in the site cleanup plan.

The estimated cost to cleanup the Ninth and James Street site is \$1.13 million and is detailed as follows:

Cleanup planning/disposal permitting	\$ 3,500
Excavation oversight (surveying, sampling)	\$ 45,000
Excavation & disposal of contaminated soil	\$ 790,000
Dewatering (collection, storage, testing, treatment, disposal)	\$ 22,500
Cleanup Reporting	\$ 5,000
Subtotal	\$ 866,000

Contingency (20%)	\$ 173,200
Subtotal w/contingency	\$1,039,200
Sales Tax (8.8%)	\$ 91,450
<b><u>Total estimated cost</u></b>	<b>\$1,130,650</b>

## **H. Leveraging of Additional Resources**

**1. Describe the financial needs for each phase of the project (cleanup and redevelopment).**  
*(This section is being drafted.)*

**2. Identify the funds, staff time/in-kind, that your agency/organization has committed or will commit to meet the needs described above.**

In September 2000, the voters of King County passed a \$193 million bond issue to fund earthquake stabilization and to increase inpatient and outpatient services at HMC. Of the \$193 million in bond proceeds, a portion will be used for the new facility, including, \$930,000 for the balance of the cleanup and \$abc for redevelopment). However, at the time the project was initiated, King County was not aware of the contamination at the site and the cost of cleanup was not included in the original budget for the project. As a result, HMC will be using contingency funds for the cleanup; however, funds used for cleanup will mean that fewer funds will be available for essential equipment at the end of the project. The remainder of the bond funds will be used for an expansion of inpatient services and seismic retrofit at the existing HMC facility. Receipt of an EPA cleanup grant will help underwrite the cost of the cleanup and allow more bond funds to be used for essential equipment at the new facility.

*(The remainder of this section is being drafted.)*

**3. Describe all other funding sources (federal, state) that will be committed to fill in any remaining funding gaps to ensure the success of the project.**

Following cleanup work, King County will submit an application Ecology for a Remedial Action Grant, which may provide up to \$100,000 in reimbursement funding for the cleanup.

## **I. Ability to Manage Grants**

The King County/Seattle Brownfields Program, located in the King County Department of Natural Resources and Parks (DNRP), Solid Waste Division (SWD), has a proven ability to manage this grant. King County is a current recipient of two EPA Brownfields Assessment cooperative agreements, and Brownfields Program staff have developed specialized expertise to successfully manage those agreements over the past four years.

The Brownfields Program's history of managing federal funds has been excellent. We have no adverse audit findings from an OMB Circular A-133 audit; an audit conducted by a federal, state, tribal or local government inspector general or similar organization; or audits conducted by the U.S. General Accounting Office. In addition, we are not, nor have not previously been required to comply with special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102.

As mentioned above, King County is a current recipient of two EPA Brownfields Assessment cooperative agreements. The County's compliance with quarterly progress reports over the last four years has been excellent. The County's quarterly reports include in-depth information on the broad range of assessment activities that make up the Brownfields Program, as well as spreadsheets with detailed budget information. In addition, the County has reported faithfully and completely on the EPA brownfields reporting measures since they were established in the second quarter of 2000, and has also filed financial status and MBE/WBE Utilization reports as required. In addition, King County receives EPA RLF and USTFields funds through cooperative agreements signed by other agencies (the Washington State Departments of Community, Trade and Economic Development and Ecology, respectively) and contributes to the quarterly reports submitted by those grant recipients.

King County received its original Brownfields Assessment Pilot grant of \$400,000 in 1998, and a supplemental to that grant of \$300,000 in 2002. As of September 30, 2003, there were \$10,178.30 remaining, all of which will be expended by December 31, 2003. The County received its second Brownfields Assessment grant of 200,000 in 2003 and the full balance of this grant is still remaining.

Significant accomplishments generated through the use of these funds are many, including: 1) the Environmental Extension Service (EES) has had great success in helping local businesses and nonprofit organizations deal with issues of contamination. As mentioned above, the EES has conducted 39 Phase-1 assessments, covering over 100 acres and leveraging over \$2,500,000 in private sector investments in assessment and cleanup. In addition, after an initial assessment is performed, EES staff provide ongoing in-depth assistance to help ensure projects move toward cleanup and redevelopment. Examples include the former North Coast Chemical site, which is now leased by a concrete recycling company (see Seattle Daily Journal of Commerce article, included as Attachment H); the Despi Delight Bakery project, that is building a new Filipino bakery on the site of a former dry cleaners (see Puget Sound Business Journal article, included as attachment I); and the nonprofit Rainier Court project that is cleaning up and redeveloping several parcels in a low-income, minority neighborhood in Seattle into an affordable housing and retail development.

2) EPA funds have been used to assess contamination at the Mid-Fork Snoqualmie River Greenspace project. In December 2002, the County purchased this former methamphetamine lab as part of a basin-wide greenspace preservation program, and the assessment was key to facilitating the purchase. In addition to providing funds, Brownfields Program staff helped develop an innovative acquisition strategy involving the initial purchase of a conservation easement on the site, which gave the County access for conducting cleanup activities without actually owning the site; and a subsequent fee simple purchase of the property once the site was clean.

And 3), funds have been used to conduct ground water sampling at the Rainier Court project. This project, owned and managed by the nonprofit community development corporation SouthEast Effective Development (SEED), had previous assistance from EPA through its Targeted Site Assessment Program. Analysis resulting from the EPA sampling program provided extensive information on soil contamination, but provided limited information on

ground water conditions. The additional assessment paid for with cooperative agreement funds gathered more extensive information on ground water contamination, including data from test wells strategically located on and around the site. The new information was extremely helpful to SEED and was used in the proposed remediation plan submitted to Ecology.

## ATTACHMENTS

- A. Letter from Washington State Department of Ecology.
- B. Map of Harborview Medical Center Project Site.
- C. Artist Rendering of Harborview Medical Center Project.
- D. Letter of Support from Harborview Medical Center
- E. Letter of Support from University of Washington
- F. Letter of Support from City of Seattle
- G. Letter of Support from *(other community organizations, TBD)*
- H. July 8, 2003 Seattle Daily Journal of Commerce article on the North Coast site.
- I. September 19-25, 2003 Puget Sound Business Journal article on Despi Delight Bakery site.